

County of San Diego TIF Program
COUNTY ISLANDS FEE SCHEDULE

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$488 / acre	\$0 / acre	\$488 / acre
AIRPORT			
Commercial	\$17,081 / ksf	\$0 / ksf	\$17,081 / ksf
General Aviation	\$1,464 / acre	\$0 / acre	\$1,464 / acre
Heliports	\$24,402 / acre	\$0 / acre	\$24,402 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$149,400 / acre	\$0 / acre	\$149,400 / acre
Self-serve	\$24,900 / wash stall	\$0 / wash stall	\$24,900 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$0 / fueling space	\$28,685 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$0 / fueling space	\$27,788 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$0 / fueling space	\$26,892 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$0 / ksf	\$8,964 / ksf
Auto Repair Center	\$3,586 / ksf	\$0 / ksf	\$3,586 / ksf
Auto Parts Sales	\$10,757 / ksf	\$0 / ksf	\$10,757 / ksf
Quick Lube	\$7,171 /	\$0 /	\$7,171 /
Tire Store	\$4,482 / ksf	\$0 / ksf	\$4,482 / ksf
CEMETERY	\$1,245 / acre	\$0 / acre	\$1,245 / acre
CHURCH (OR SYNAGOGUE)	\$1,994 / ksf	\$0 / ksf	\$1,994 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$0 / ksf	\$8,715 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$0 / ksf	\$11,081 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$0 / ksf	\$15,538 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$0 / ksf	\$23,306 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$0 / ksf	\$8,466 / ksf
Electronics Superstore	\$10,583 / ksf	\$0 / ksf	\$10,583 / ksf
Factory Outlet	\$8,466 / ksf	\$0 / ksf	\$8,466 / ksf
Supermarket	\$31,748 / ksf	\$0 / ksf	\$31,748 / ksf
Drugstore	\$19,049 / ksf	\$0 / ksf	\$19,049 / ksf

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Convenience Market (15-16 hours)	\$105,825 / ksf	\$0 / ksf	\$105,825 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$0 / ksf	\$148,155 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$0 / ksf	\$179,903 / ksf
Discount Club	\$12,699 / ksf	\$0 / ksf	\$12,699 / ksf
Discount Store	\$12,699 / ksf	\$0 / ksf	\$12,699 / ksf
Furniture store	\$1,270 / ksf	\$0 / ksf	\$1,270 / ksf
Lumber Store	\$6,350 / ksf	\$0 / ksf	\$6,350 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$0 / ksf	\$8,466 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$0 / ksf	\$12,699 / ksf
Garden Nursery	\$8,466 / ksf	\$0 / ksf	\$8,466 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$0 / ksf	\$23,282 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$0 / unit	\$1,058 / unit
EDUCATION			
University (4 years)	\$598 / student	\$0 / student	\$598 / student
Junior College (2 years)	\$296 / student	\$0 / student	\$296 / student
High School	\$304 / student	\$0 / student	\$304 / student
Middle/Junior High	\$306 / student	\$0 / student	\$306 / student
Elementary	\$359 / student	\$0 / student	\$359 / student
Day Care	\$1,071 / child	\$0 / child	\$1,071 / child
FINANCIAL			
Bank (Walk-In only)	\$28,760 / ksf	\$0 / ksf	\$28,760 / ksf
with Drive-Through	\$38,346 / ksf	\$0 / ksf	\$38,346 / ksf
Drive-Through only	\$47,933 / lane	\$0 / lane	\$47,933 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$0 / lane	\$23,966 / lane
Savings & Loan	\$11,504 / ksf	\$0 / ksf	\$11,504 / ksf
Drive-Through only	\$47,933 / lane	\$0 / lane	\$47,933 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$0 / lane	\$23,966 / lane
HOSPITAL			
General	\$4,880 / bed	\$0 / bed	\$4,880 / bed
Convalescent/Nursing	\$732 / bed	\$0 / bed	\$732 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$0 / ksf	\$3,187 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$0 / ksf	\$1,952 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$0 / ksf	\$2,415 / ksf
Manufacturing/Assembly	\$966 / ksf	\$0 / ksf	\$966 / ksf
Warehousing	\$1,208 / ksf	\$0 / ksf	\$1,208 / ksf
Storage	\$483 / ksf	\$0 / ksf	\$483 / ksf
Science Research & Development	\$1,932 / ksf	\$0 / ksf	\$1,932 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$0 / acre	\$1,449 / acre
LIBRARY	\$10,956 / ksf	\$0 / ksf	\$10,956 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$0 / room	\$2,390 / room
Motel	\$2,151 / room	\$0 / room	\$2,151 / room
Resort Hotel	\$1,912 / room	\$0 / room	\$1,912 / room
Business Hotel	\$1,673 / room	\$0 / room	\$1,673 / room
MILITARY	\$610 / person	\$0 / person	\$610 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$0 / ksf	\$4,781 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$0 / ksf	\$4,106 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$0 / ksf	\$2,898 / ksf
Single Tenant Office	\$3,381 / ksf	\$0 / ksf	\$3,381 / ksf
Corporate Headquarters	\$1,691 / ksf	\$0 / ksf	\$1,691 / ksf
Government (Civic Center)	\$6,275 / ksf	\$0 / ksf	\$6,275 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$0 / ksf	\$18,824 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$0 / ksf	\$41,832 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$0 / ksf	\$62,748 / ksf
Mail Drop Lane only	\$313,740 / lane	\$0 / lane	\$313,740 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$0 / lane	\$156,870 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$0 / ksf	\$37,649 / ksf
Medical-Dental	\$11,205 / ksf	\$0 / ksf	\$11,205 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$0 / acre	\$11,703 / acre
Regional (developed)	\$4,681 / acre	\$0 / acre	\$4,681 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$0 / acre	\$1,170 / acre
State (average 1000 acres)	\$234 / acre	\$0 / acre	\$234 / acre
Amusement (Theme)	\$18,725 / acre	\$0 / acre	\$18,725 / acre
San Diego Zoo	\$26,917 / acre	\$0 / acre	\$26,917 / acre
Sea World	\$18,725 / acre	\$0 / acre	\$18,725 / acre
RECREATION			
Beach, Ocean or Bay	\$135,954 / klf shore	\$0 / klf shore	\$135,954 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$0 / klf shore	\$11,330 / klf shore
Bowling Center	\$6,798 / ksf	\$0 / ksf	\$6,798 / ksf
Campground	\$906 / campsite	\$0 / campsite	\$906 / campsite
Golf Course	\$1,586 / acre	\$0 / acre	\$1,586 / acre
Driving Range only	\$15,861 / acre	\$0 / acre	\$15,861 / acre
Marinas	\$906 / berth	\$0 / berth	\$906 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$0 / acre	\$20,393 / acre
Racquetball/Health Club	\$6,798 / ksf	\$0 / ksf	\$6,798 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$3,625 / acre	\$0 / acre	\$3,625 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$0 / acre	\$11,330 / acre
Indoor Arena	\$6,798 / acre	\$0 / acre	\$6,798 / acre
Racetrack	\$9,064 / acre	\$0 / acre	\$9,064 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$0 / ksf	\$16,534 / ksf
RESIDENTIAL			
Estate, Urban or Rural	\$2,898 / unit	\$0 / unit	\$2,898 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,415 / unit	\$0 / unit	\$2,415 / unit
(average 3-6 DU/acre)			
Condominium	\$1,932 / unit	\$0 / unit	\$1,932 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,449 / unit	\$0 / unit	\$1,449 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,932 / unit	\$0 / unit	\$1,932 / unit
(6-20 DU/acre)	\$1,449 / unit	\$0 / unit	\$1,449 / unit
Mobile Home			
Family	\$1,208 / unit	\$0 / unit	\$1,208 / unit
Adults Only	\$725 / unit	\$0 / unit	\$725 / unit
Retirement Community	\$966 / unit	\$0 / unit	\$966 / unit
Congregate Care Facility	\$605 / unit	\$0 / unit	\$605 / unit
RESTAURANT			
Quality	\$21,912 / ksf	\$0 / ksf	\$21,912 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$0 / ksf	\$35,059 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$0 / ksf	\$142,428 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$0 / ksf	\$153,384 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$0 / ksf	\$32,868 / ksf
TRANSPORTATION			
Bus Depot	\$6,225 / ksf	\$0 / ksf	\$6,225 / ksf
Truck Terminal	\$2,490 / ksf	\$0 / ksf	\$2,490 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$0 / berth	\$42,330 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$0 / acre	\$74,700 / acre
Park & Ride Lots	\$99,600 / acre	\$0 / acre	\$99,600 / acre
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